

Attachment B

Selected drawings

Development Application

93 Wigram Rd, Glebe



100mm
65

200mm

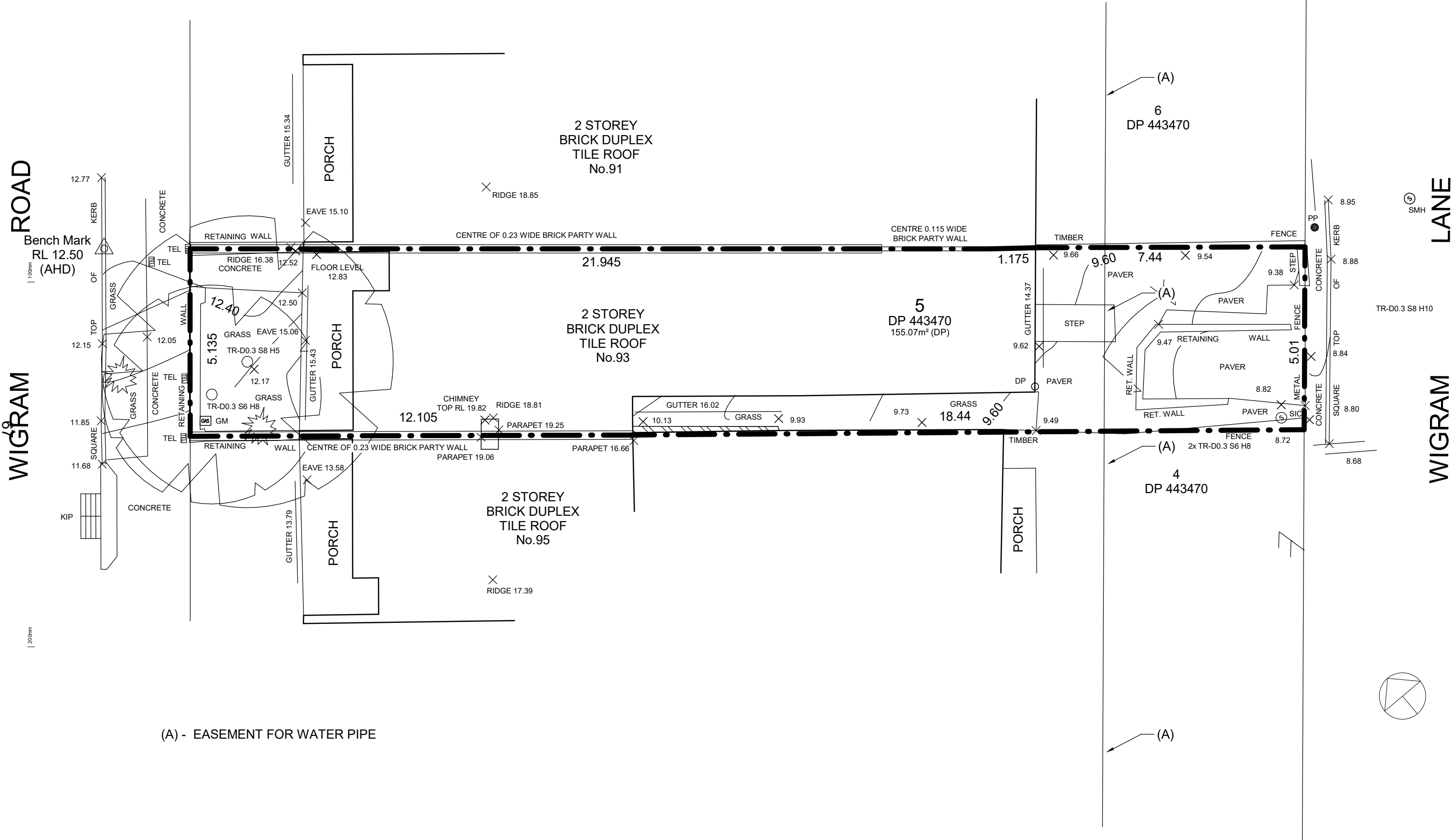
93 Wigram Rd, Glebe

List of DA Drawings

Sheet Number	Description
DA100	Cover Page
DA101	Contents Page
DA102	Survey Plan
DA103	Site Plan
DA104	Site Analysis Plan
DA105	Demolition Plan
DA106	Lower Ground Floor Plan & Ground Floor Plan
DA107	Attic Level & Roof Plan
DA108	North, South Elevations & Section A
DA109	Section B & C
DA110	Aerial View
DA111	Rear Perspective
DA112	Cross Section Axonometric A
DA113	Cross Section Axonometric B
DA114	GFA Calculations
DA115	Shadow Diagram - Mid Winter 9AM - 3PM (Sheet 01)
DA116	Shadow Diagram - Mid Winter 9AM - 3PM (Sheet 02)
DA117	Shadow Diagram - Mid Winter 9AM - 3PM (Sheet 03)
DA118	Shadow Diagram - Mid Winter 1PM - 3PM (3D Views)
DA119	Exterior Finishes Board


WIGRAM ROAD

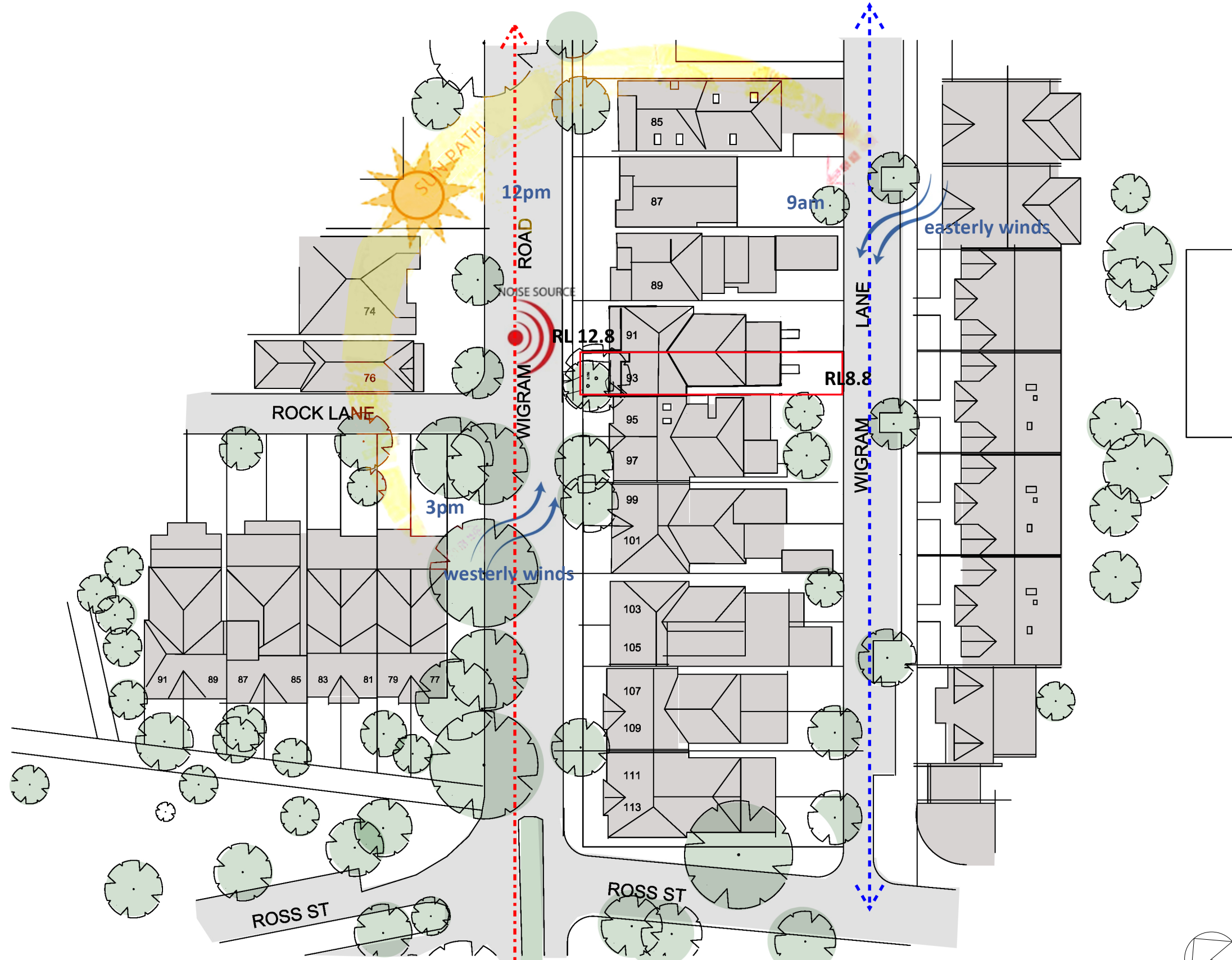
WIGRAM LANE





Disclaimer :
 ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS, NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR.
 COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.

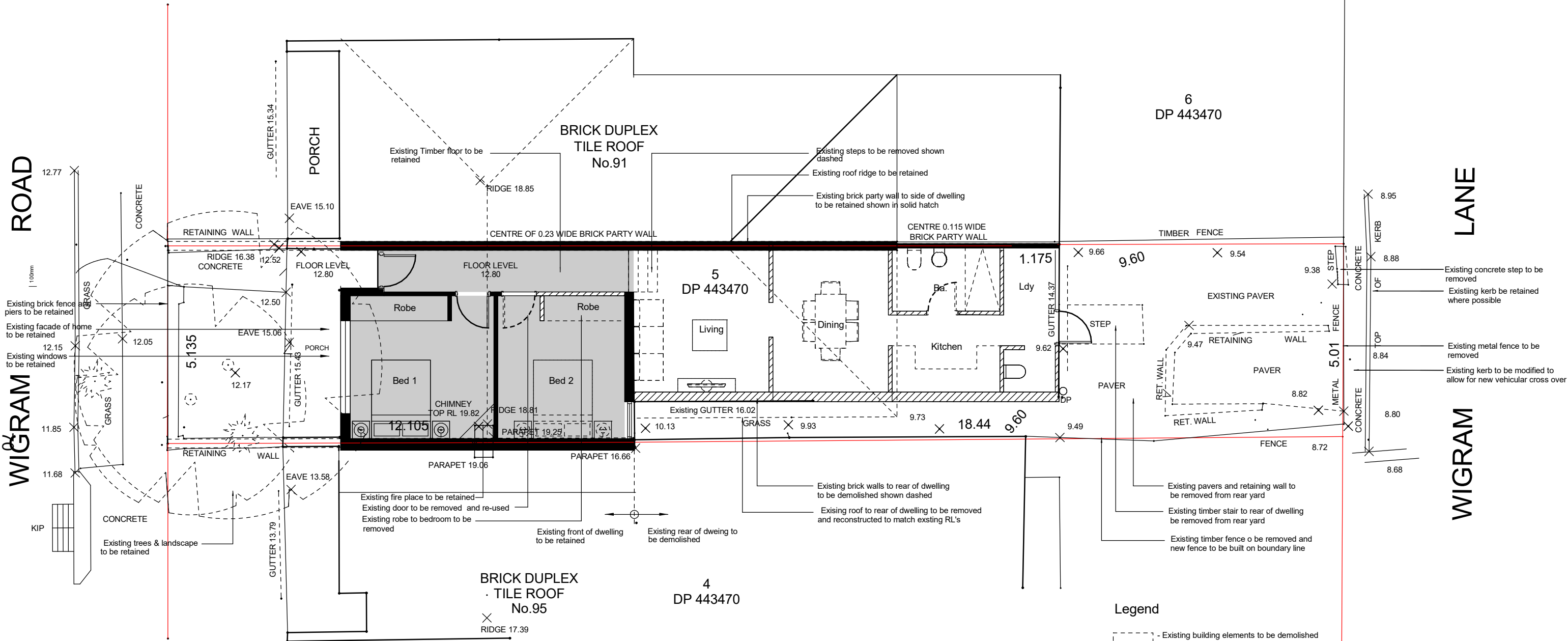
 Subject Site



Disclaimer :
 ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS, NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR.
 COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.

WIGRAM ROAD

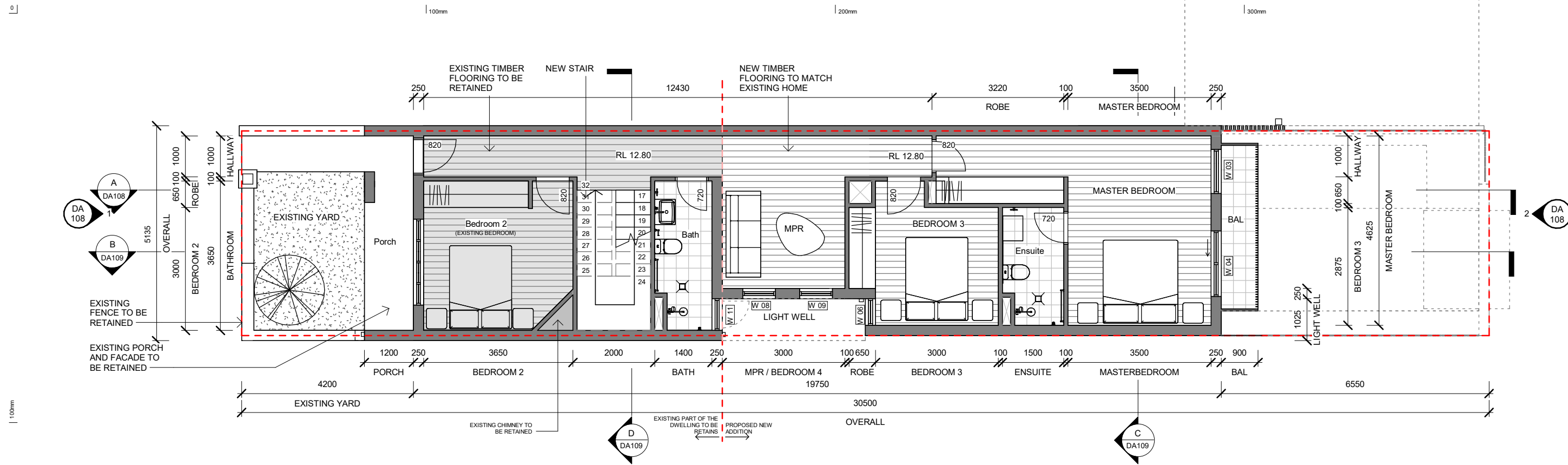
LANE WIGRAM



Legend

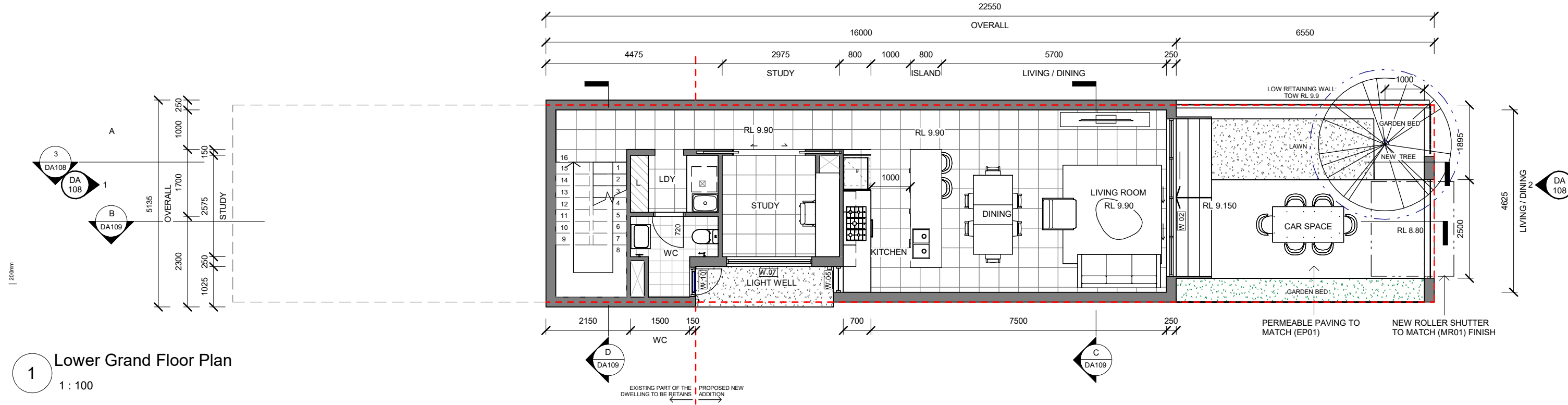
- Existing building elements to be demolished
- Existing Brick walls to be demolished
- Existing Brick walls to be retained
- Existing front of dwelling to be retained

Disclaimer : ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS, NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR. COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.



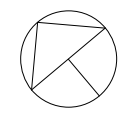
2 Ground Floor Plan
1 : 100

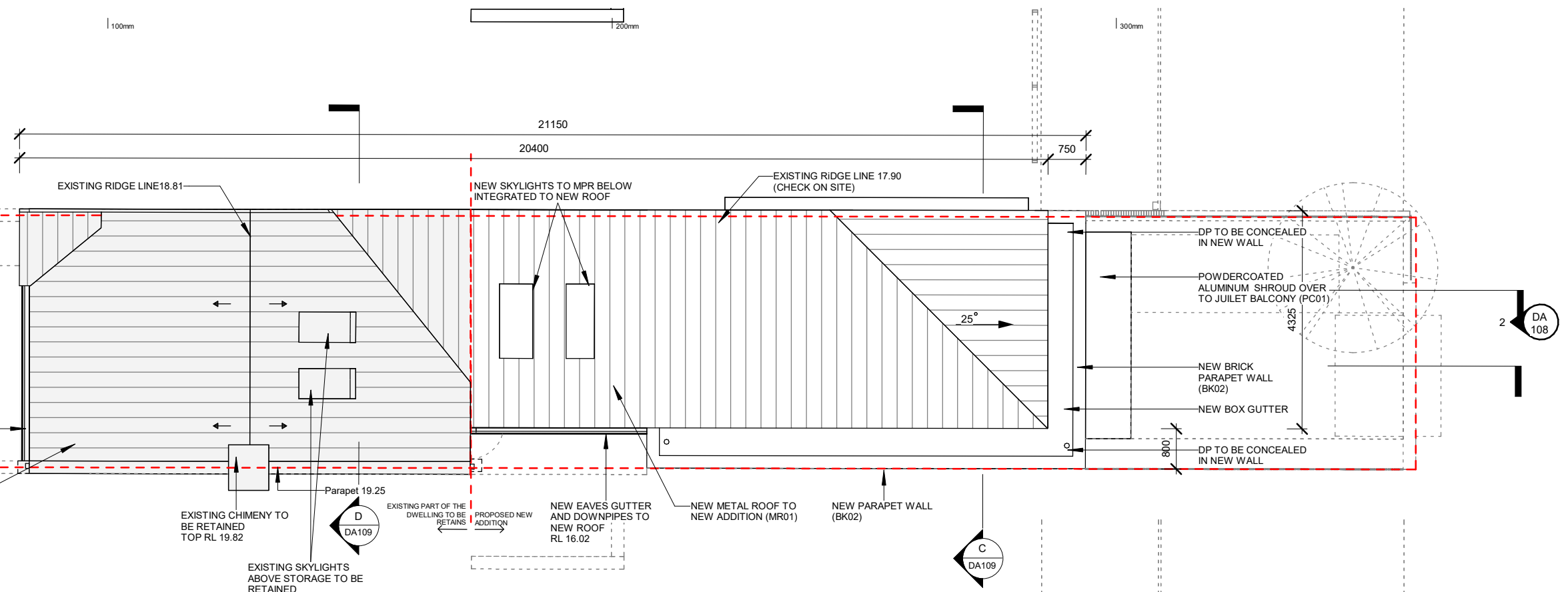
71



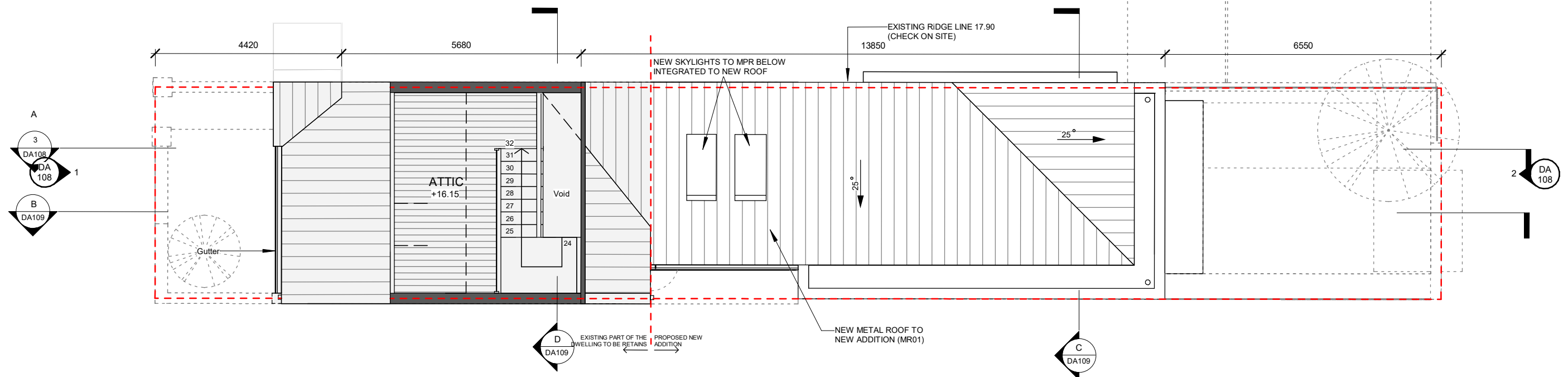
1 Lower Ground Floor Plan
1 : 100

Disclaimer :
ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS: NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR.
COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.



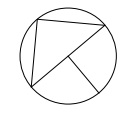


2 Roof Plan
1:100

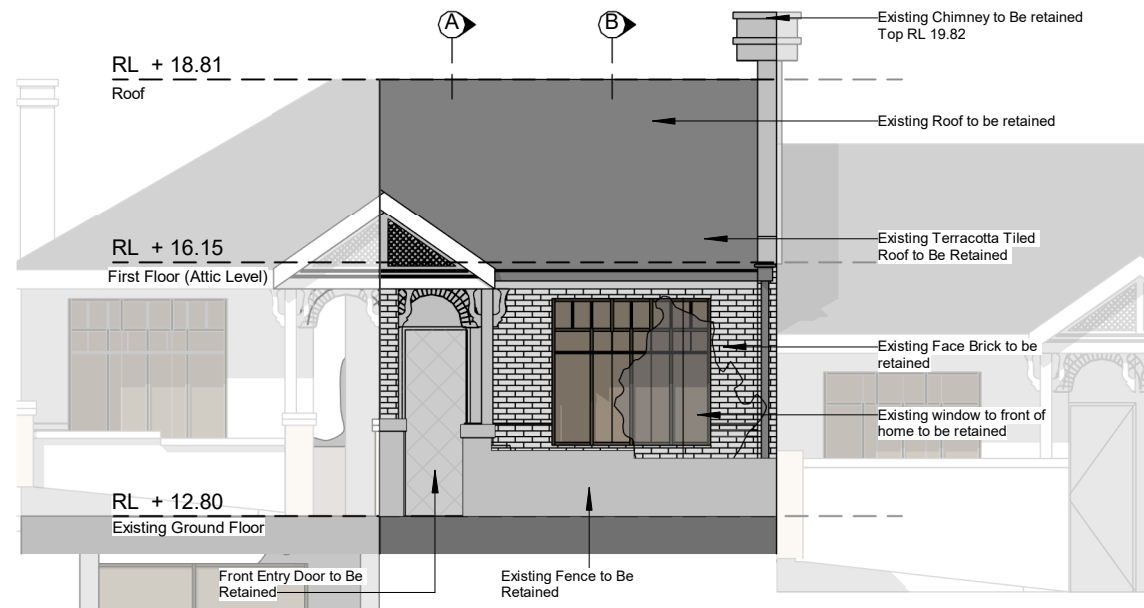


Disclaimer:
ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS: NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR.
COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.

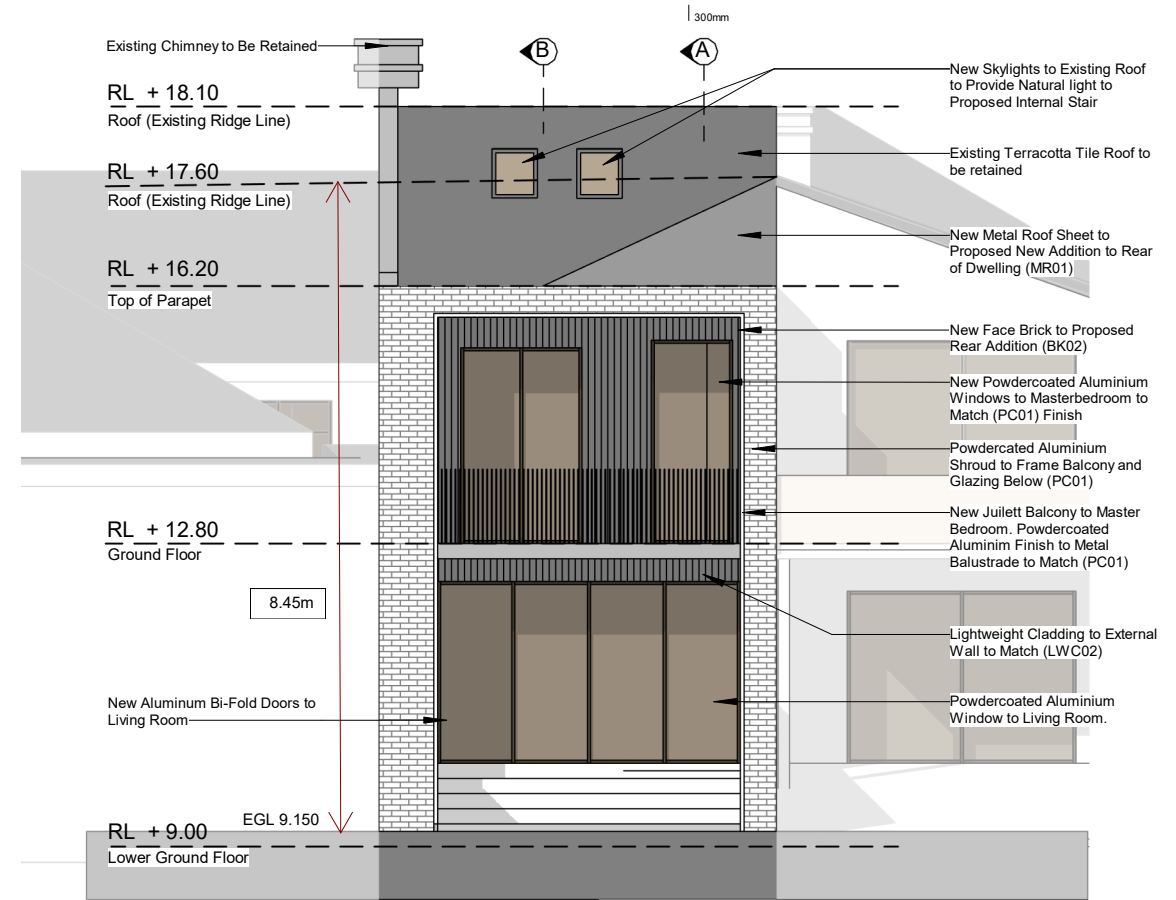
72



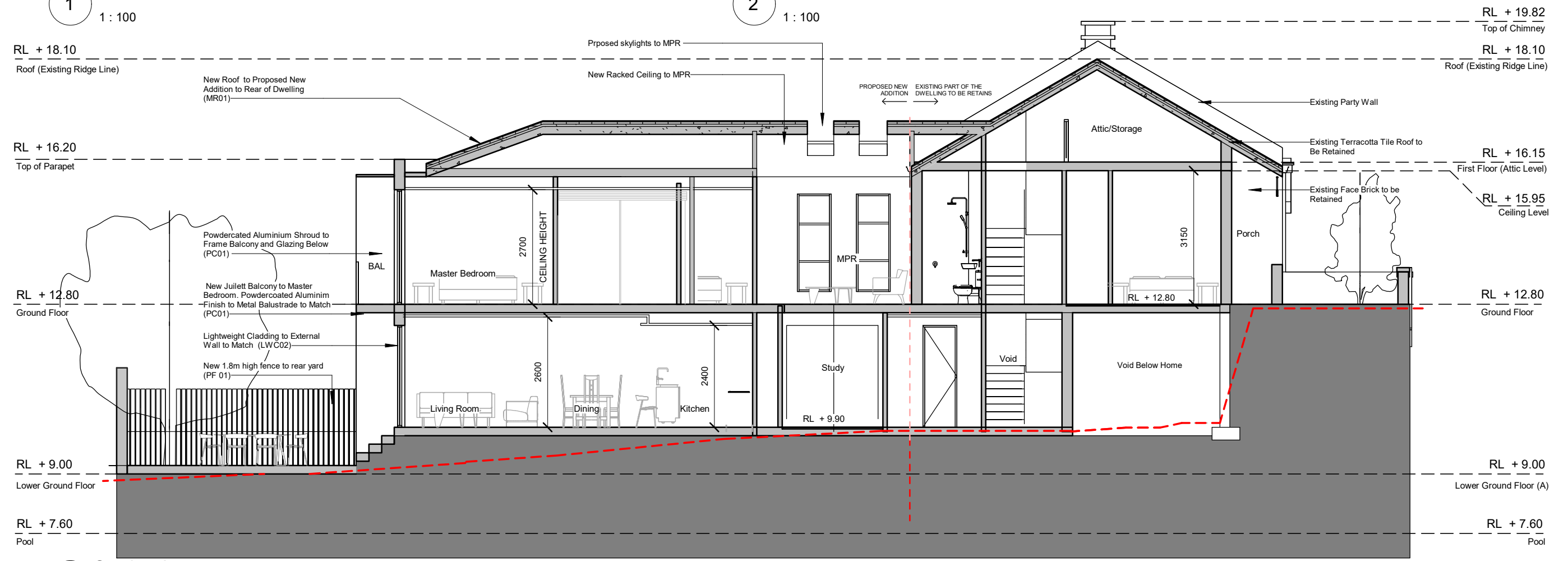
Disclaimer : ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS: NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR. COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.



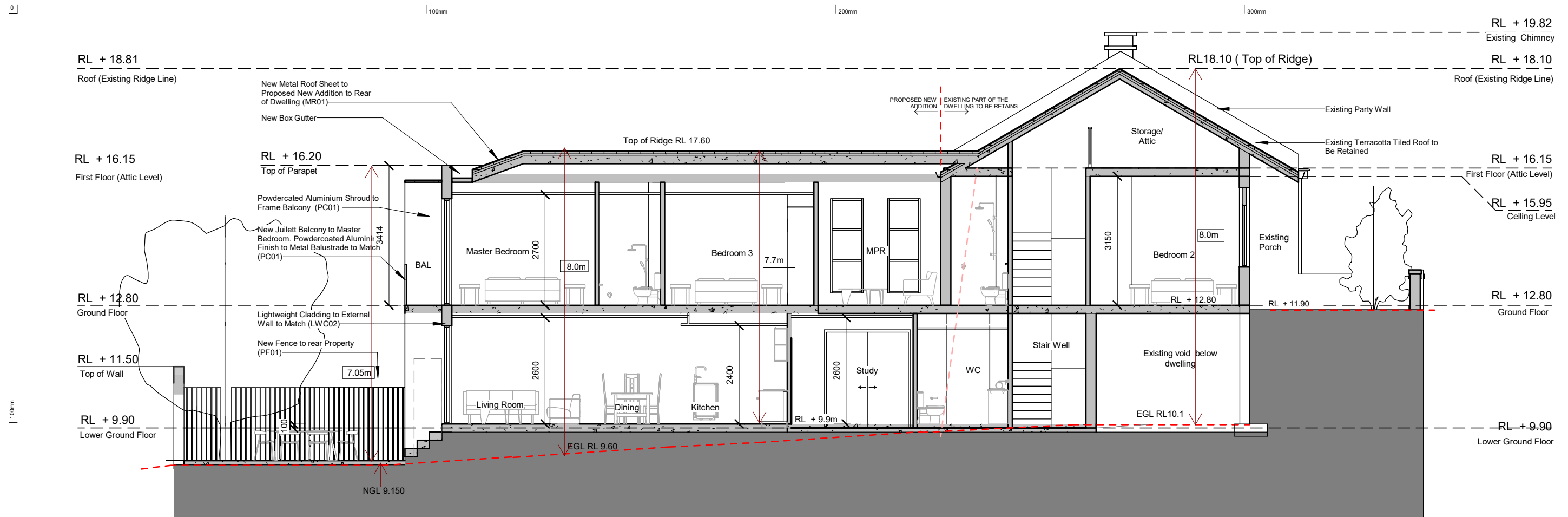
1 North Elevation
1 : 100



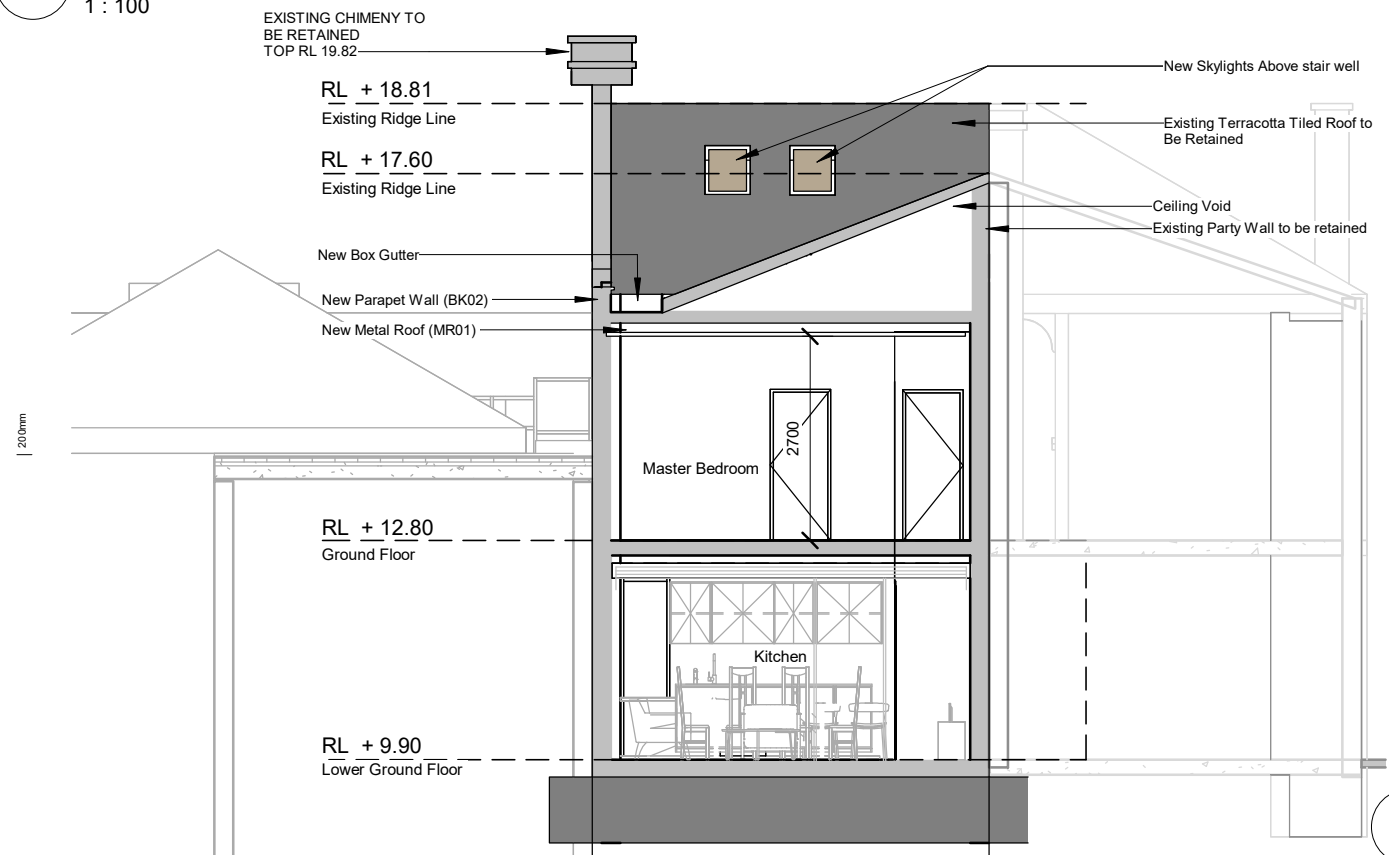
2 South Elevation
1 : 100



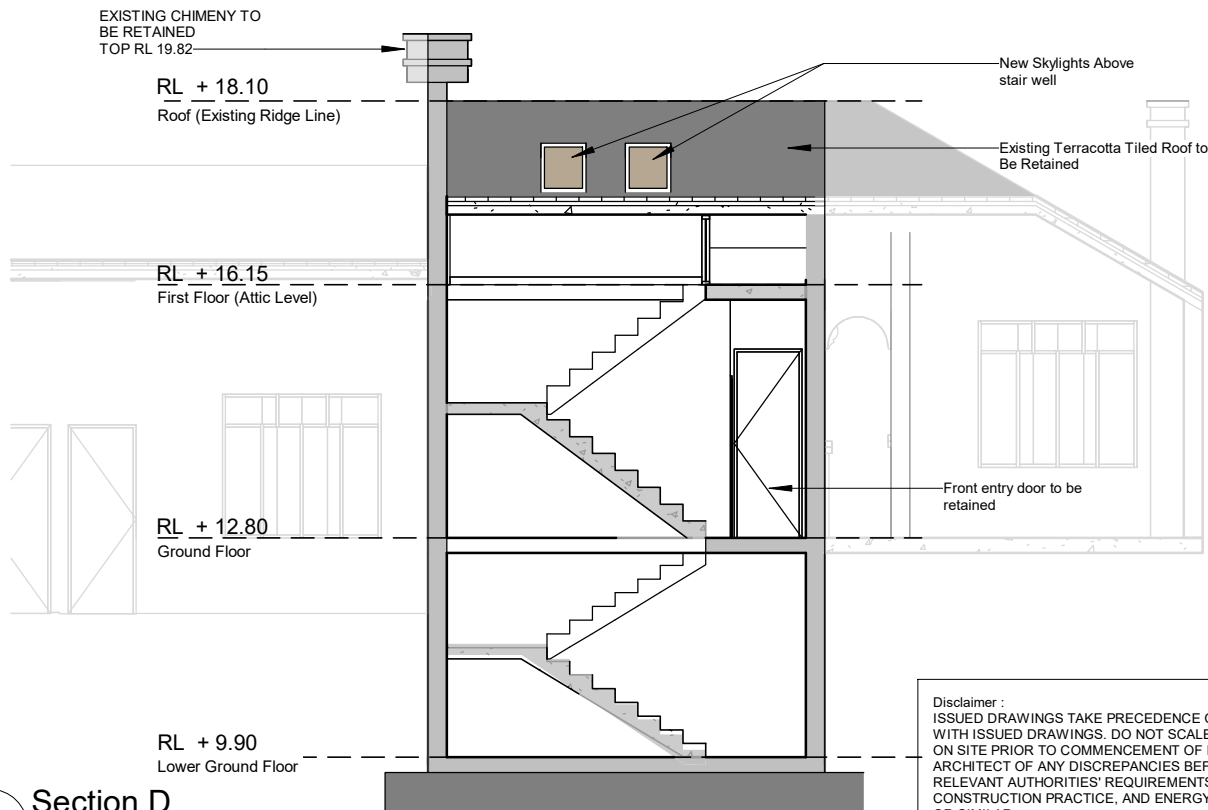
3 Section A
1 : 100



74 **Section B**
1 : 100



Section D
1 : 100



Section C
1 : 100

Disclaimer : ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS: NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR. COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.





76

100mm

200mm



77

100mm

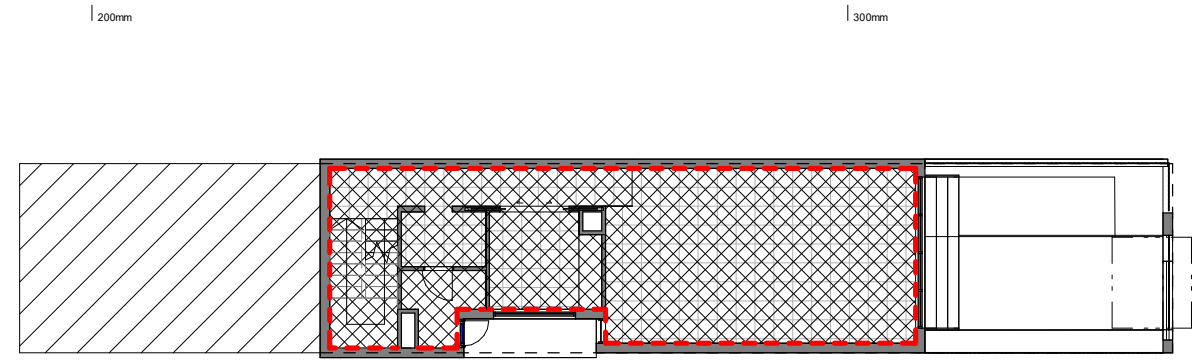
200mm



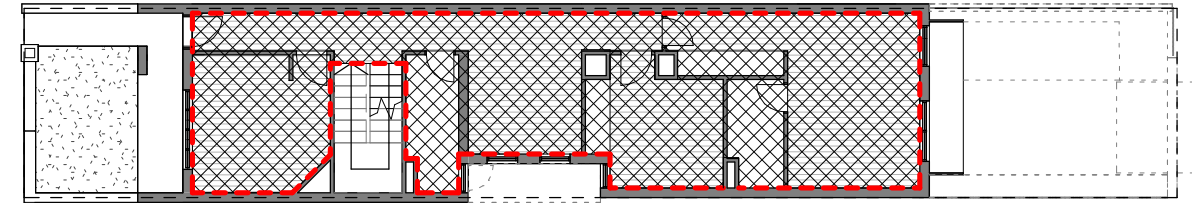
78

100mm

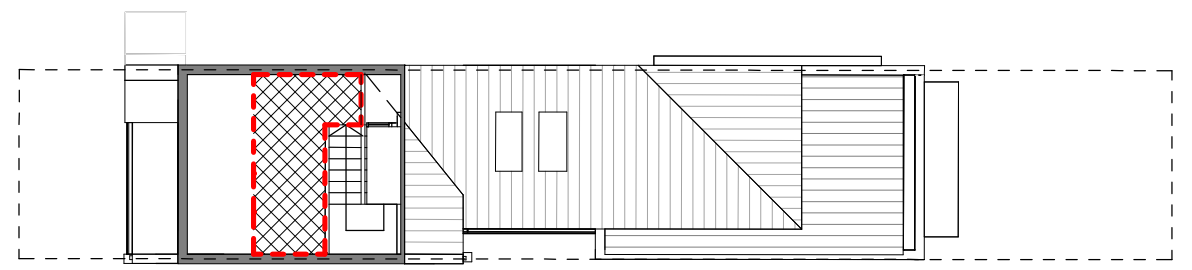
200mm



1 Lower Grand Floor - GFA Plan
1 : 200



2 Ground Floor - GFA Plan
1 : 200



3 Attic Level - GFA Plan
1 : 200

GFA Calculations	
Lot Size	155. m ²
Lower Ground Floor GFA	67. m ²
Ground Floor GFA	77. m ²
Attic Level/Storage	10. m ²
Total GFA	154. m²

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of wall separating the building from any other building, measured at a height of 1.4 meters above the floor, and includes:

- A. The area of a mezzanine, and
- B. Habitable rooms in a basement or an attic, and
- C. Any shop, auditorium, cinemas, and the like in a basement or attic

But excludes:

- D. Any area of common vertical circulation, such as lifts and stairs, and
- E. Any basement
- F. Storage, and
- G. Vehicular access, loading areas, garbage, and services, and
- H. Plant room, lift towers and other areas used exclusively for mechanical services or ducting and,
- I. Car parking to meet any requirements of the consent authority (including access to that carparking) and
- J. Any space used for loading or unloading of goods (including access to it), and
- K. Terraces and balconies with outer walls less than 1.4 meter high, and
- L. Voids above a floor at the level of a storey or storey above.

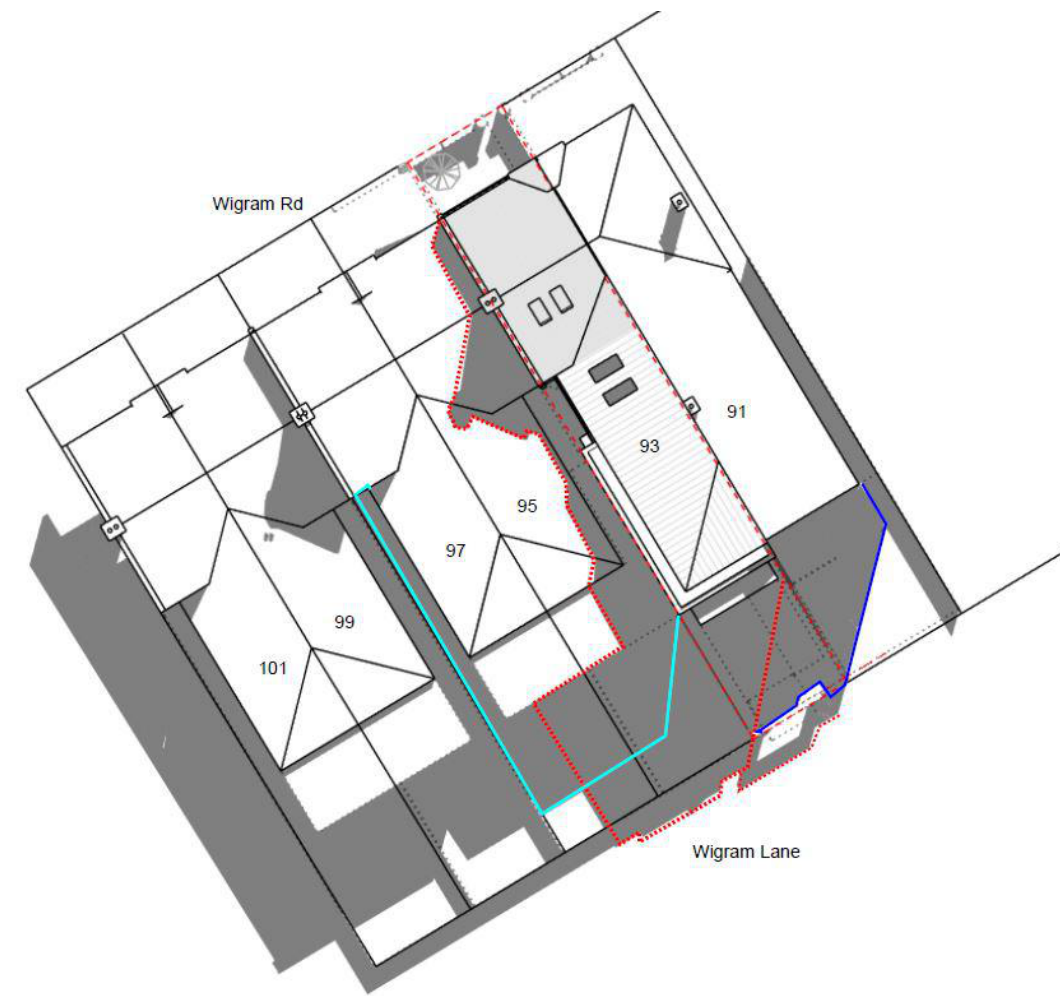
Disclaimer :
ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS: NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR.
COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.



June 21 - 9am



June 21 - 10am

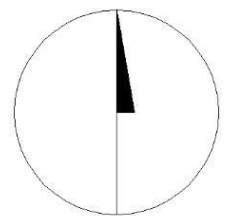


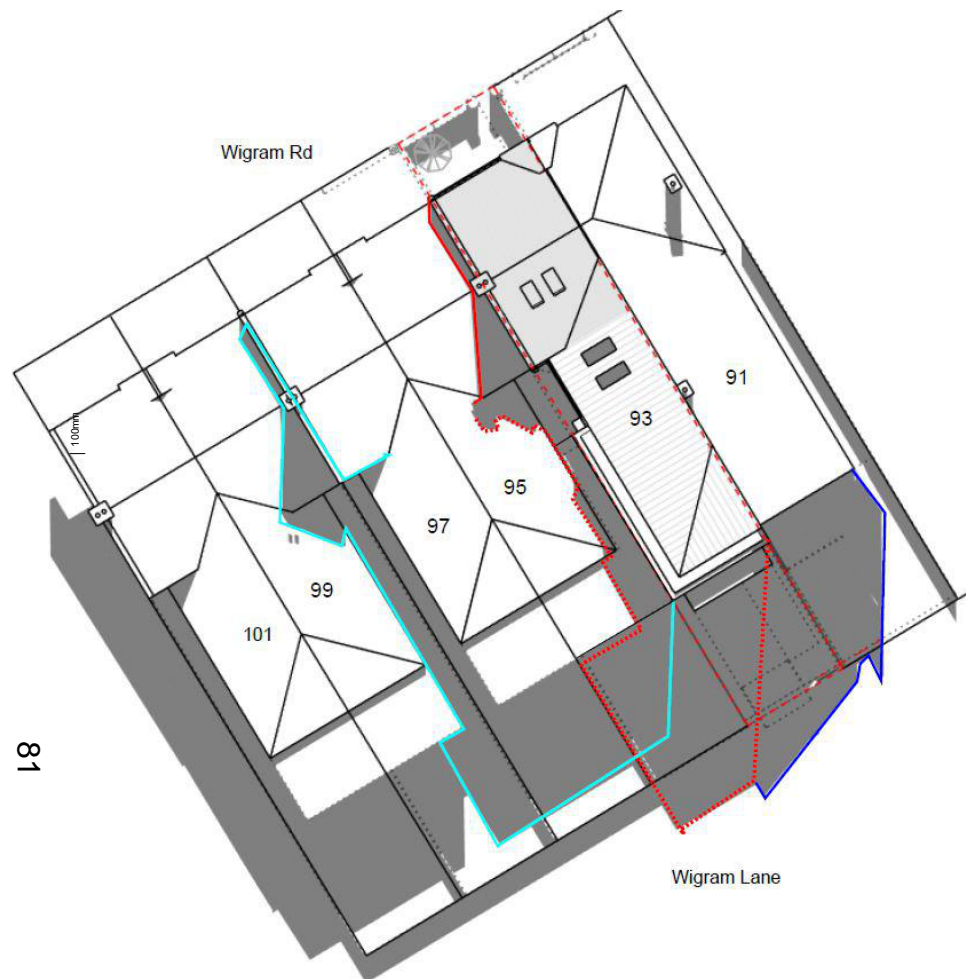
June 21 - 11am

Legend

- ⋯ Shadows cast by 93 Wigram Rd (Subject Site)
- Shadows cast by 91 Wigram Rd (2024 Approved DA)
- Shadows cast by 95 & 97 Wigram Rd (Existing dwellings)

True North





June 21 - 12pm



June 21 - 1pm



June 21 - 2pm

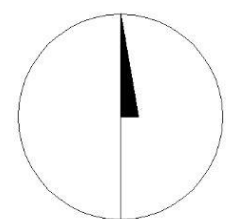
81

200mm

Legend

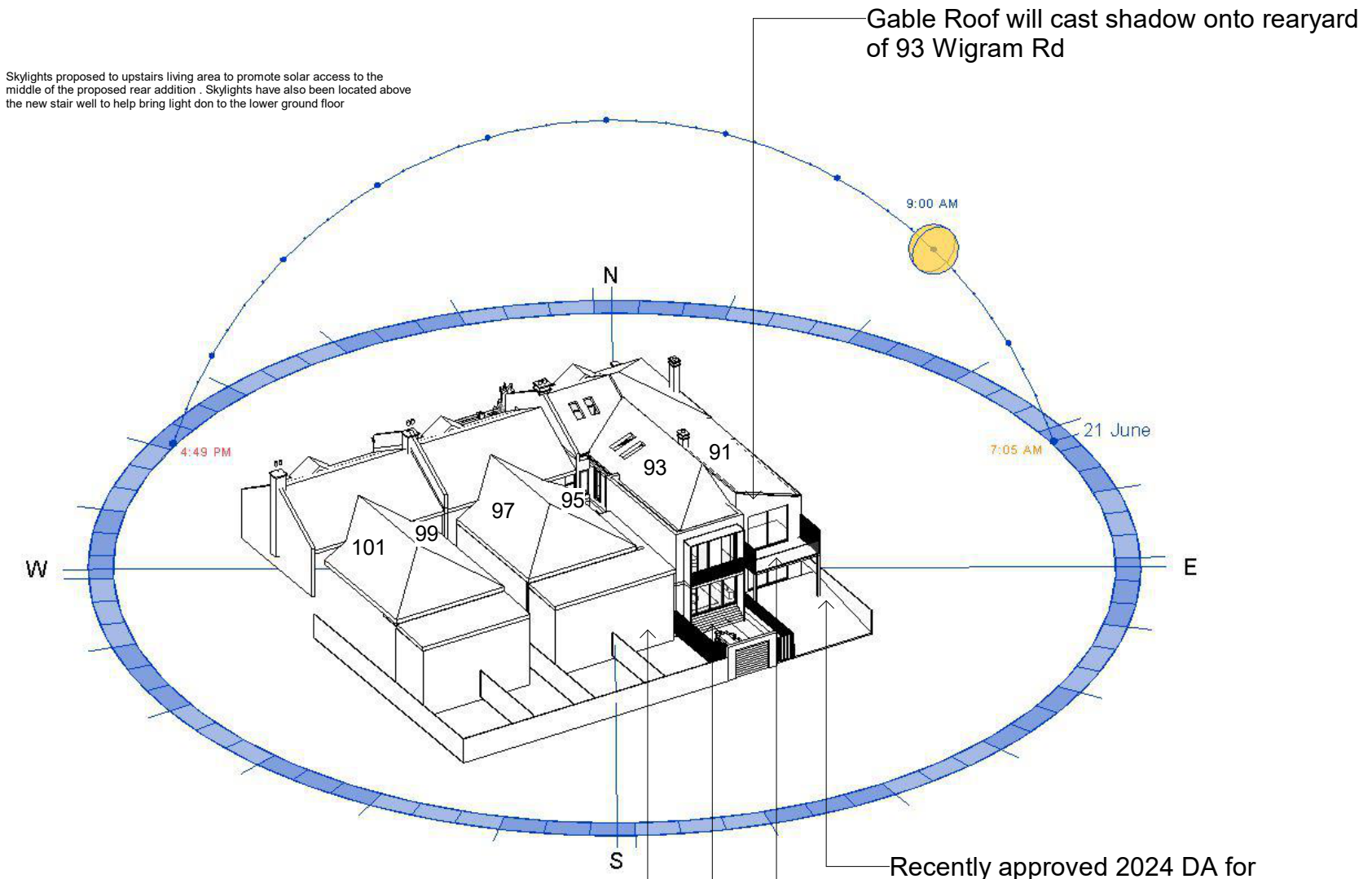
- - - - - Shadows cast by 93 Wigma Rd (Subject Site)
- Shadows cast by 91 Wigram Rd (2024 Approved DA)
- Shadows cast by 95 & 97 Wigram Rd (Existing dwellings)

True North



Skylights proposed to upstairs living area to promote solar access to the middle of the proposed rear addition. Skylights have also been located above the new stair well to help bring light don to the lower ground floor

Gable Roof will cast shadow onto rearyard of 93 Wigram Rd



Recently approved 2024 DA for 91 Wigram Rd
 Recently DA approved rear balcony to 91 Wigram Road cast shadow to rear yard of 91 Wigram Rd
 93 Wigram Rd, Subject Site

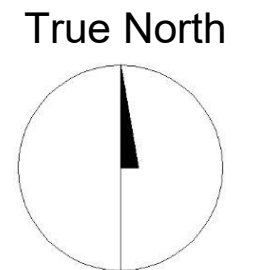
Rear yards to existing dwellings on Wigram Rd are generally south facing and on the lowest part of the site.
 The yards currently do not meet the 50% requirement for 2hrs of Solar access to Private open space due to the orientation of the lots(North South) & with rear yards located on the south side.

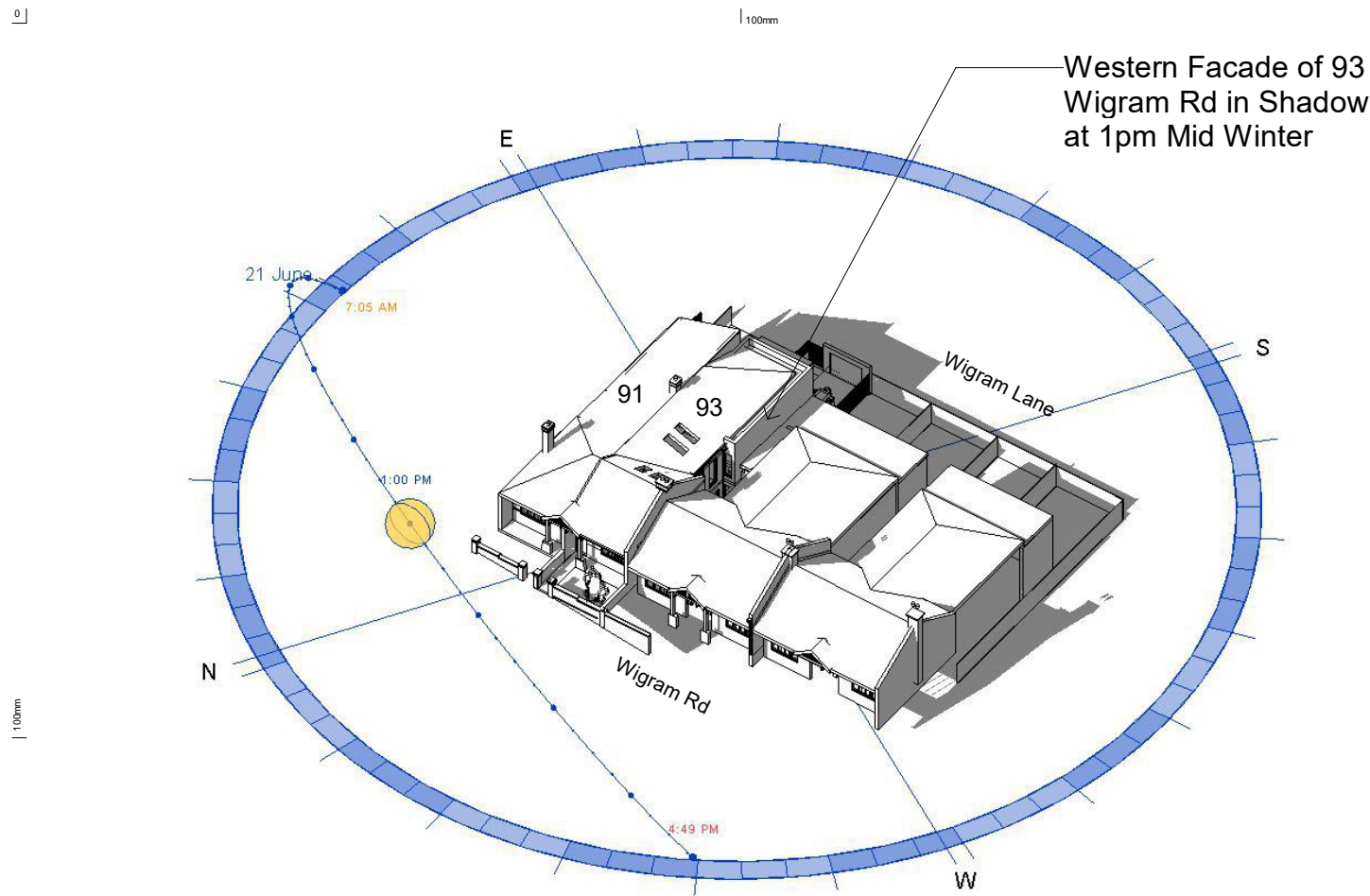
82

June 21 - 3pm

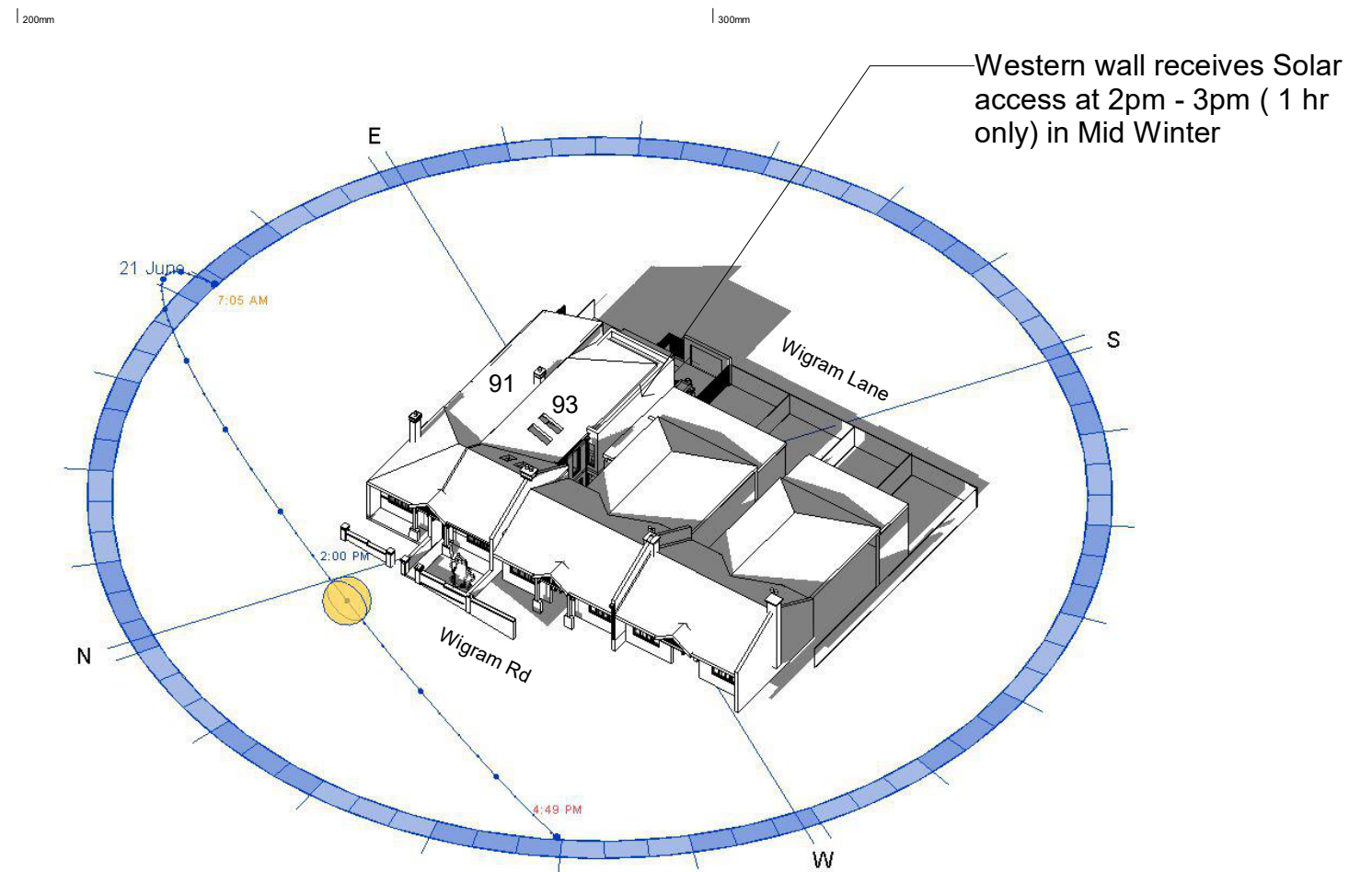
Legend

- Shadows cast by 93 Wigma Rd (Subject Site)
- Shadows cast by 91 Wigram Rd (2024 Approved DA)
- Shadows cast by 95 & 97 Wigram Rd (Existing dwellings)

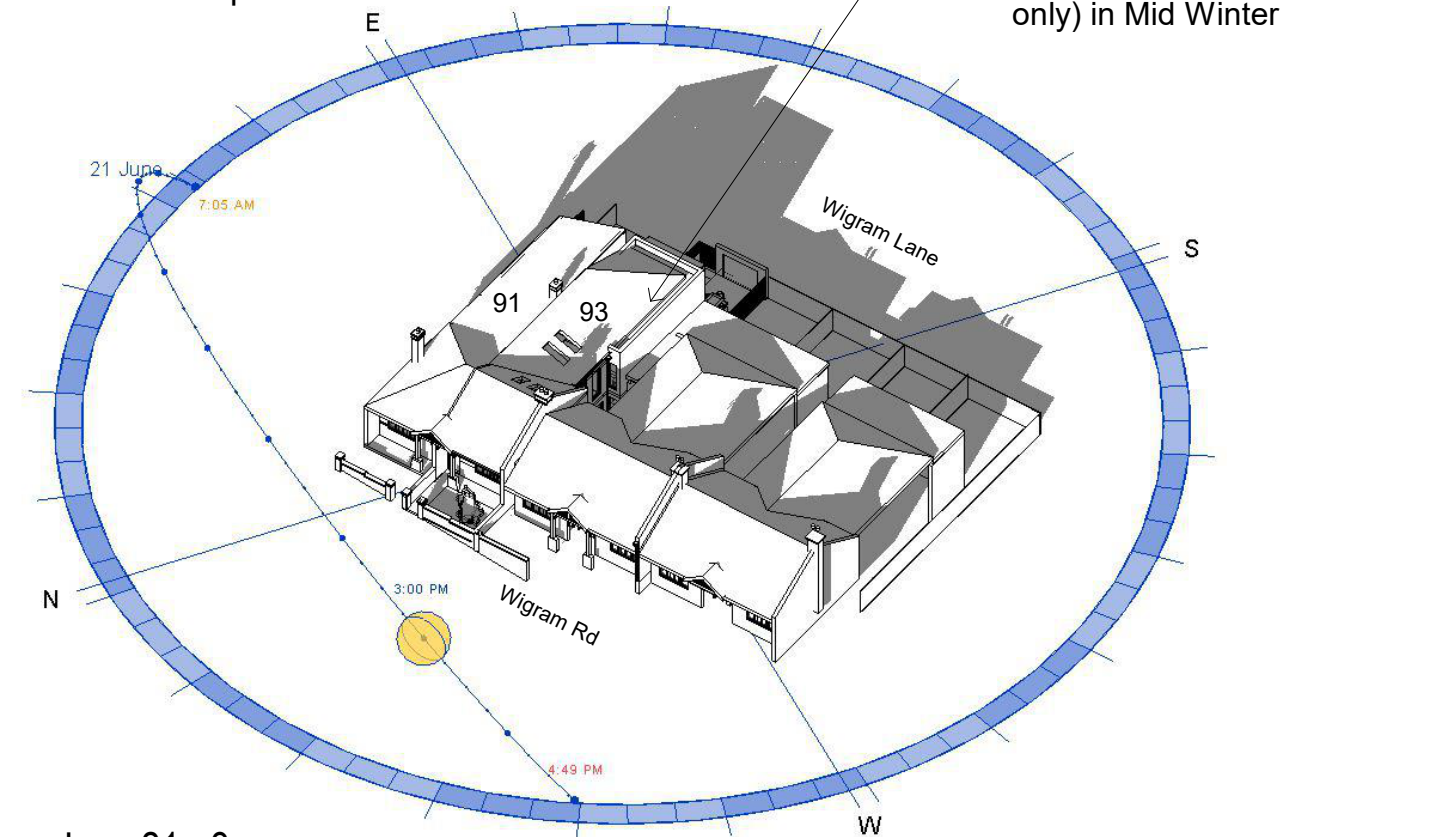




June 21 - 1pm

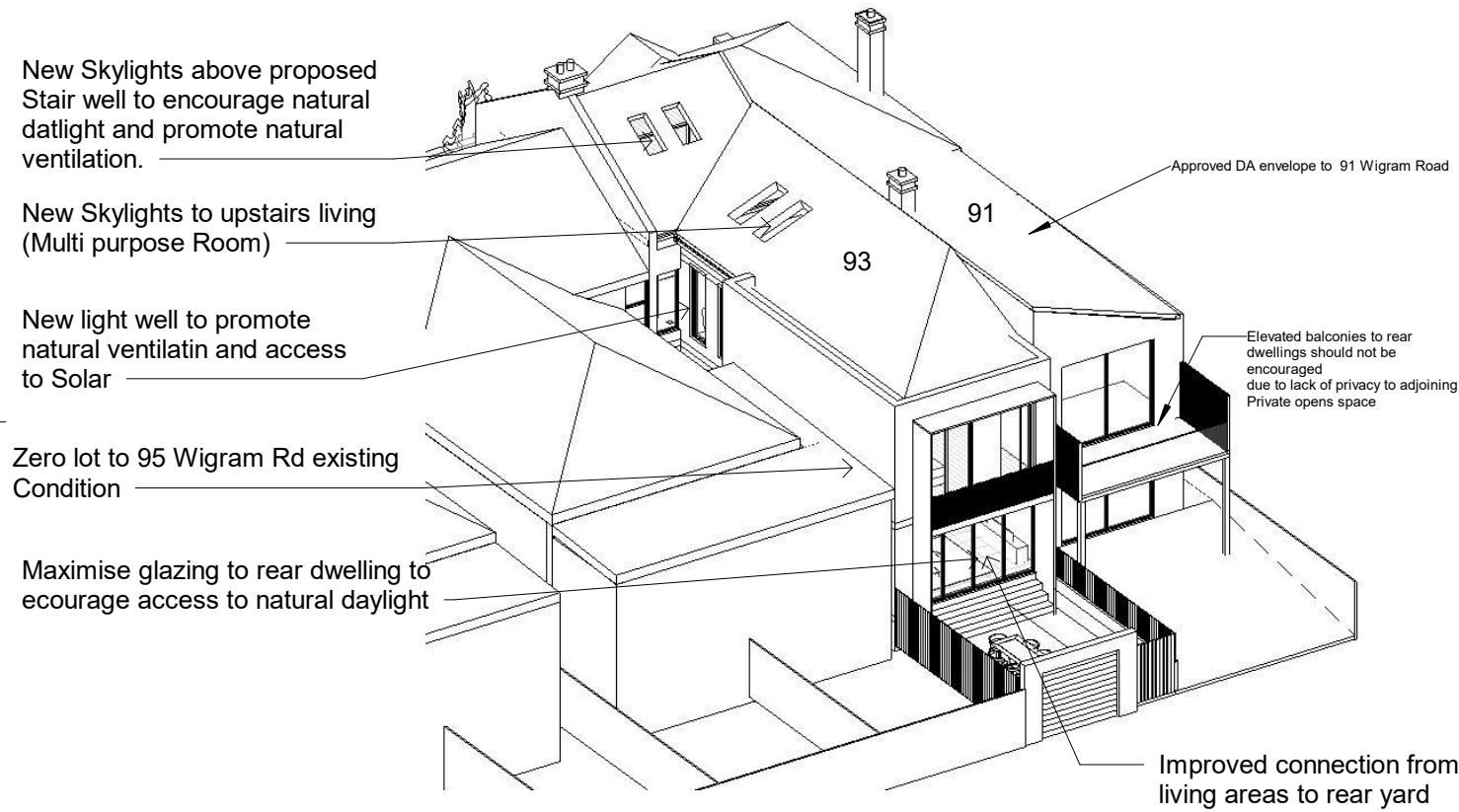


June 21 - 2pm



June 21 - 3pm

83



External Finishes

100mm 200mm 300mm



- LEGEND:**
- BK01** - Deleted
 - BK02** - Equal to PGH crushed grey velour
 - PC01** - Aluminium Powder Coat to match Colorbond Monument to window frames, balustrade, and window shroud
 - LWC01** - Deleted
 - LWC02** - Light weight cladding to match James Hardie Axon- Monument Finish
 - MR01** - Metal Roof Sheet to match Lysaght longline 305 in Colobond Basalt finish
 - EP01** - External Concrete Paver 30mm with crushed gravel in between pavers
 - RT01** - Deleted
 - PF01** - Powdercoated Aluminium Palling Fence to match Colorbond Monument

- Powdercoated Aluminium Palling Fence (PF01)
- External concrete pavers to rear yard (EP01)
- Garage Door to Wigram Lane to match PC01 - Dulux Monument



BK2



PC01



LWC02



MR01



EP01



PF01

Disclaimer : ISSUED DRAWINGS TAKE PRECEDENCE OVER CAD EXPORTS. READ DIGITAL FILES IN CONJUNCTION WITH ISSUED DRAWINGS. DO NOT SCALE FROM DRAWINGS. CERTIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION AND/OR ANY SITE WORKS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY WORKS ARE UNDERTAKEN. COMPLY WITH ALL RELEVANT AUTHORITIES' REQUIREMENTS, NCC, AUSTRALIAN STANDARDS FOR MATERIAL AND CONSTRUCTION PRACTICE, AND ENERGY COMPLIANT REQUIREMENTS SUCH AS BASIX CERTIFICATE OR SIMILAR. COPYRIGHT OWNED BY NILAS DESIGNS. RIGHTS TO THIS DOCUMENT ARE SPECIFIC TO NILAS DESIGNS' CLIENTS AND SUBJECT TO PAYMENT IN FULL OF ALL FEES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN CREATED, AND ANY UNAUTHORIZED USE IS AT THE USER'S RISK. WITHOUT LIMITING NILAS DESIGNS' RIGHTS, THE USER RELEASES AND INDEMNIFIES NILAS DESIGNS FROM AND AGAINST ALL LOSSES ARISING. DRAWINGS MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM NILAS DESIGNS.